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UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA
LOS ANGELES DIVISION

In re
LESLIE KLEIN,

Debtor.

Case No. 2:23-bk-10990-SK

Chapter 11

**NOTICE OF INTENT TO CONDUCT
AUCTION WITH RESPECT TO SALE OF
REAL PROPERTY COMMONLY
KNOWN AS 3752 OCEAN DRIVE,
OXNARD, CALIFORNIA**

[Relates to Docket Nos. 452, 453, 461 and
462]

Date: November 15, 2023
Time: 9:00 a.m.
Crtrm.: 1575

Judge: Hon. Sandra R. Klein

Hearing Attendance (Zoom) Instructions:

<https://cacb.zoomgov.com/j/1617437742>
ZoomGov meeting number: 161 743 7742
Password: 457838

Telephone conference lines (for audio only):
1 (669) 254 5252 or 1 (646) 964 1167
ZoomGov meeting number: 161 743 7742
Audio Only Password: 457838

1 **PLEASE TAKE NOTICE** that, in connection with the *Motion for Order Authorizing (1)*
2 *Sale of Real Property Commonly Known as 3752 Ocean Drive, Oxnard, California, Free and*
3 *Clear of All Liens, Claims and Encumbrances Pursuant to 11 U.S.C. §§ 363(b) and (f); And (2)*
4 *Payment of Real Estate Brokers' Commission and Sale Related Expenses* [Docket No. 452] (the
5 "Motion")¹, Bradley D. Sharp, the duly appointed, authorized and acting chapter 11 trustee in the
6 above-captioned bankruptcy case of Leslie Klein, has received qualified bids from one or more
7 overbidders and, as such, intends to conduct an auction at the hearing to identify a winning bid and
8 a back-up bid, in accordance with the overbid procedures set forth in the Motion. All bidders must
9 attend the hearing virtually using the hearing attendance instructions printed below:

10 <https://cacb.zoomgov.com/j/1617437742>

11 ZoomGov meeting number: 161 743 7742 Password: 457838

12 Telephone conference lines (for audio only):

13 1 (669) 254 5252 or 1 (646) 964 1167

14 ZoomGov meeting number: 161 743 7742 Audio Only Password: 457838

15 Dated: November 13, 2023

PACHULSKI STANG ZIEHL & JONES LLP

17 By /s/ Jeffrey W. Dulberg

18 Jeffrey W. Dulberg

19 John W. Lucas

20 Attorneys for Counsel to Bradley D. Sharp,
21 Chapter 11 Trustee

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28 ¹ Capitalized terms not defined herein shall have the same meaning ascribed to them in the Motion.

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:
10100 Santa Monica Boulevard, 13th Floor, Los Angeles, California 90067

A true and correct copy of the foregoing document entitled (*specify*): **NOTICE OF INTENT TO CONDUCT AUCTION WITH RESPECT TO SALE OF REAL PROPERTY COMMONLY KNOWN AS 3752 OCEAN DRIVE, OXNARD, CALIFORNIA** will be served or was served (**a**) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (**b**) in the manner stated below:

1. **TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF)**: Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (*date*) **November 13, 2023**, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

☒ Service information continued on attached page

2. **SERVED BY UNITED STATES MAIL**: On (*date*) **November 13, 2023**, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☒ Service information continued on attached page

3. **SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL** (*state method for each person or entity served*): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (*date*) **November 13, 2023**, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

Via Federal Express

Honorable Sandra R. Klein
United States Bankruptcy Court/Central District of California
Edward R. Roybal Federal Building and Courthouse
255 E. Temple Street, Suite 1582 / Courtroom 1575
Los Angeles, CA 90012

Via Email:

Simon Aron on behalf of Kenneth Klein and Shoshana
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moster@wrslawyers.com

Leslie Klein: les.kleinlaw@gmail.com;
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☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

November 13, 2023

Date

Maria R. Viramontes

Printed Name

/s/Maria R. Viramontes

Signature

1. **TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):** Case 2:23-bk-10990-SK

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2. SERVED BY UNITED STATES MAIL:

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